

Google earth

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SITE PERSPECTIVE
STARR PASS BLOCK 17



**CITY OF
TUCSON**

DEPARTMENT OF
URBAN PLANNING
& DESIGN

March 25, 2009

To: Subscriber to the Tucson *Land Use Code (LUC)*

SUBJECT: SUPPLEMENT NO. 45 TO THE LAND USE CODE (LUC)

Dear Subscriber:

Enclosed is Supplement No. 45 to your copy of the City of Tucson *Land Use Code (LUC)*. An explanation of the revisions included in this Supplement is also enclosed.

This Supplement includes Ordinance No. 10636, Flexible Lot Development (FLD), adopted by the Mayor and Council on February 24, 2009. In addition, some minor formatting efforts have been corrected.

Please recycle and replace pages in your *LUC* as follows:

<i>Table of Contents</i>		
<i>Item</i>	<i>Remove Old Pages</i>	<i>Insert New Pages</i>
Table of Contents	iii, iv	iii, iv
<i>Article II. Zones</i>		
Division 2: Rural Residential Zones	20, 21, 24, 25	20, 21, 24, 25
Division 3: Urban Residential Zones	29, 30, 33-36, 39, 40, 43, 44, 46.1, 49, 50	29,30, 33-36, 39, 40, 43, 44, 46.1, 49, 50
Division 4: Office Zones	51, 52, 53, 54, 57, 58	51, 52, 53, 54, 57, 58
Division 5: Commercial Zones	66, 67, 72, 73, 78, 79	66, 67, 72, 73, 78, 79
Division 8: Overlay Zones	123-126, 149, 150, 155- 155.3, 158, 159	123-126, 149, 150, 155- 155.3, 158, 159
<i>Article III. Development Regulations</i>		
Division 2: Development Criteria	185-188, 211, 212	185-188, 211, 212
Division 6: Development Incentives	277-285	277-285, 285.1-285.4
Division 7: Landscaping and Screening Regulations	286-287	286-287
<i>Article IV. Subdivisions</i>		
Division 2: Minor Subdivisions	317, 318	317, 318
<i>Article V. Administration</i>		
Division 1: Powers and Duties	322, 323,335.3, 335.4	322, 323, 335.3-335.5
Division 3: Special Development Applications	342, 343	342, 343
<i>Article VI. Definitions</i>		
Division 2: Listing of Words and Terms	433, 434	
<i>Index</i>		
Index	502, 503, 506, 507	502, 503, 506, 507
<i>Appendices</i>		
Appendix 1-Checklist of Up-to-Date pages	1-3	1-3

Please insert and maintain this instruction sheet in the front of your copy of the *LUC*.

Should you have any questions while replacing these pages, please call me at 791-4505.

Sincerely,

Norma J. Stevens
Secretary

Enclosures: Summary of Amendment
Supplement No. 45

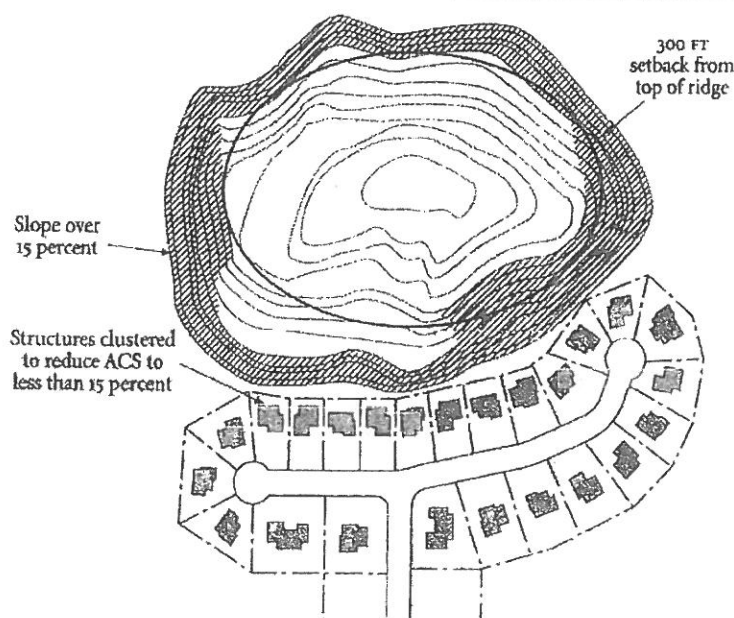
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CITY OF TUCSON LAND USE CODE
ARTICLE II. ZONES
DIVISION 8. OVERLAY ZONES
HILLSIDE DEVELOPMENT ZONE (HDZ)

TABLE 2.8.1-I			
A	B	C	D
Average Natural Cross Slope (Percent)	Minimum Area* Acre	Density*	Maximum Grading (Percent)
Less Than 15	As Permitted by Underlying Zoning		
15.0-15.9	1.00	1.00	40.0
16.0-16.9	1.00	1.00	40.0
17.0-17.9	1.25	0.80	32.0
18.0-18.9	1.37	0.73	29.2
19.0-19.9	1.50	0.67	21.3
20.0-20.9	2.00	0.50	20.0
21.0-21.9	2.25	0.44	17.7
22.0-22.9	2.50	0.40	16.0
23.0-23.9	3.50	0.29	13.3
24.0-24.9	4.50	0.22	11.9
25.0-25.9	6.00	0.17	9.3
26.0-26.9	7.00	0.14	9.3
27.0-27.9	8.60	0.12	9.3
28.0-28.9	10.40	0.09	9.3
29.0-29.9	12.80	0.08	9.3
30.0-30.9	16.00	0.06	8.8
31.0-31.9	23.50	0.04	6.7
32.0-32.9	31.00	0.03	6.7
33.0 and Greater	36.00	0.027	4.0

*Or as permitted by underlying zoning, whichever is more restrictive.

- C. *Flexible Lot Development (FLD)*. The purpose of the FLD in the HDZ is to preserve the sloped areas while encouraging development on the flatter portions of a lot or parcel. An FLD must meet the requirements of Sec. 3.6.1, FLD, as well as the following criteria. (See *Illustration 2.8.1.6.C*.)
1. All structures must be located outside the three hundred (300) foot protected peak or ridge setback area, and the protected area must be preserved as a natural area as listed in Sec. 2.8.1.7.
 2. The FLD application may be used for either single-family or multifamily development. In order to apply the FLD, the Average Cross Slope (ACS) of the area to be developed must be less than fifteen (15) percent. This may require excluding steeper slopes as natural areas in order to reduce the ACS of the remaining portion. Such natural areas will be excluded from the ACS calculation but will be included for density calculation. Density is regulated by the underlying zone, based on the entire area.
 3. For property within the Hillside Development Zone (HDZ), sloped areas in excess of 15% with an area greater than or equal to 7,000 square feet shall be delineated and set aside as Natural Undisturbed Open Space and designated as common area.



2.8.1.6.C Flexible Lot Development

(Ord. No. 10636, §1, 2/24/09)

D.

Nonresidential Development.

1. The ACS is calculated for the entire lot or parcel. If the ACS is fifteen (15) percent or greater, Columns A, B, and D of Table 2.8.1-I apply. Column C does not apply.
 2. Natural areas may be designated on the lot or parcel, in accordance with Sec. 2.8.1.7, to reduce the ACS percentage.
 - a. If the ACS of the remaining portion of the lot or parcel is less than fifteen (15) percent and contains no areas of fifteen (15) percent or greater slope, one hundred (100) percent of that portion may be graded, subject to Development Standard 9-01.0. (Ord. No. 9967, §2, 7/1/04)
 - b. If the ACS of the remaining portion of the lot or parcel is less than fifteen (15) percent but contains areas of fifteen (15) percent or greater slope, eighty (80) percent of that portion may be graded.
 - c. If the ACS of the remaining portion of the lot or parcel is fifteen (15) percent or greater, Columns B and D of Table 2.8.1-I apply, based on the entire area of the lot or parcel.
- E. *Mixed Development.* When a mix of development is proposed, each type of development must meet all criteria for that development, as required by this Section.

CITY OF TUCSON *LAND USE CODE*
 ARTICLE II. ZONES
 DIVISION 8. OVERLAY ZONES
 HILLSIDE DEVELOPMENT ZONE (HDZ)

TABLE 2.8.1-I			
A	B	C	D
Average Natural Cross Slope (Percent)	Minimum Area* Acre	Density*	Maximum Grading (Percent)
Less Than 15	As Permitted by Underlying Zoning		
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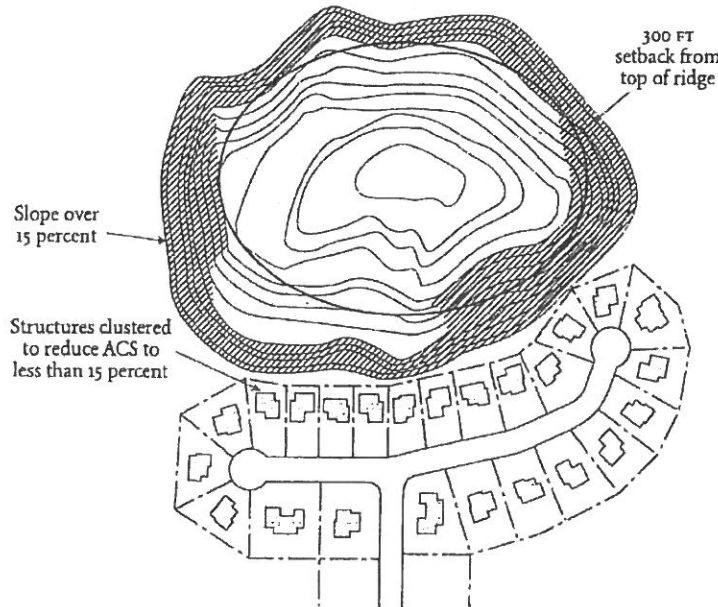
*Or as permitted by underlying zoning, whichever is more restrictive.

C. *Residential Cluster Development.* The purpose of the cluster option in the HDZ is to preserve the sloped areas while encouraging development on the flatter portions of a lot or parcel. Cluster development must meet the requirements of Sec. 3.6.1, Residential Cluster Project (RCP), as well as the following criteria. (See Illustration 2.8.1.6.C.)

1. All structures must be located outside the three hundred (300) foot protected peak or ridge setback area, and the protected area must be preserved as a natural area as listed in Sec. 2.8.1.7.
2. The cluster provision application may be used for either single-family or multifamily development. In order to apply the cluster option, the ACS of the area to be developed must be less than fifteen (15) percent. This may require excluding steeper slopes as natural areas in order to reduce the ACS of the remaining portion. Such natural areas will be excluded from the ACS calculation but will be included for density calculation.
 - a. One hundred (100) percent of the remaining portion may be graded, subject to Development Standard 9-01.0. (Ord. No. 9967, §2, 7/1/04)
 - b. Density is regulated by the underlying zone, based on the entire area.
 - c. Individual lot boundaries may include the natural areas.

CITY OF TUCSON LAND USE CODE
ARTICLE II. ZONES
DIVISION 8. OVERLAY ZONES
HILLSIDE DEVELOPMENT ZONE (HDZ)

Sec. 2.8.1.6



2.8.1.6.C Residential Cluster Development in HDZ

D. *Nonresidential Development.*

1. The ACS is calculated for the entire lot or parcel. If the ACS is fifteen (15) percent or greater, Columns A, B, and D of Table 2.8.1-I apply. Column C does not apply.
2. Natural areas may be designated on the lot or parcel, in accordance with Sec. 2.8.1.7, to reduce the ACS percentage.
 - a. If the ACS of the remaining portion of the lot or parcel is less than fifteen (15) percent and contains no areas of fifteen (15) percent or greater slope, one hundred (100) percent of that portion may be graded, subject to Development Standard 9-01.0. (Ord. No. 9967, §2, 7/1/04)
 - b. If the ACS of the remaining portion of the lot or parcel is less than fifteen (15) percent but contains areas of fifteen (15) percent or greater slope, eighty (80) percent of that portion may be graded.
 - c. If the ACS of the remaining portion of the lot or parcel is fifteen (15) percent or greater, Columns B and D of Table 2.8.1-I apply, based on the entire area of the lot or parcel.

E. *Mixed Development.* When a mix of development is proposed, each type of development must meet all criteria for that development, as required by this Section.